

CITY OF VANCOUVERSPECIAL COUNCIL - OCTOBER 29, 1970PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, October 29, 1970, at approximately 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: Aldermen Adams, Bird, Broome, Hardwick,  
Linnell, Phillips, Rankin,  
Sweeney and Wilson.

Chairman in the absence of His Worship the Mayor  
was Deputy Mayor Hardwick

ABSENT: His Worship Mayor Campbell (on civic  
business)  
Alderman Calder

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Broome,  
SECONDED by Alderman Sweeney,

THAT this Council do resolve itself into Committee of the Whole, the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning Development By-law.

- CARRIED

1. S/S of S.W. Marine Drive between Laurel and Heather Streets (820 S.W. Marine Drive)

An application was received from Russell T. Mack to rezone Lot 32, Blocks C, D, Y and Z, D.L. 319, 323 and 324 situated on the S/S of S.W. Marine Drive between Laurel and Heather Streets (820 S.W. Marine Drive).

FROM: RM-3 Multiple Dwelling District  
TO: M-1 Industrial District

The application was approved by the Town Planning Commission and the Technical Planning Board subject to the condition that the southerly 20' of the site be first dedicated to the City for lane purposes.

MOVED by Alderman Broome,

THAT the foregoing application be approved subject to prior compliance by the owner to the following condition:

'the southerly 20' of the site be first dedicated to the City for lane purposes'.

- CARRIED

2. W/S of Balsam Street between 41st and 43rd Avenues

An application was received from Bull Housser and Tupper for Cloverlawn Investments Ltd. to rezone Lot 9 of 12, Block 16, D.L. 526, situated on the W/S of Balsam Street between 41st and 43rd Avenues.

FROM: RM-3 Multiple Dwelling District  
TO: C-2 Commercial District

Special Council (Public Hearing) October 29, 1970 . . . . . 2

The Technical Planning Board and the Town Planning Commission recommended that the application be not approved for the following reasons:

- (a) The development as proposed is considered incompatible with the adjacent apartment developments.
- (b) There is adequate commercial zoned land in the immediate area to serve the function of a local store.

A number of persons were present who spoke for and against the application. A representative of the applicants spoke in support of the rezoning for the purpose of constructing a neighbourhood store building (Mack's Milk).

MOVED by Alderman Sweeney,  
THAT the foregoing application be approved.

- LOST

MOVED by Alderman Linnell,  
THAT the foregoing application be not approved.

- CARRIED

### 3. Rezoning: Marpole Area

An application was received from the Director of Planning to rezone a number of areas in the Marpole district.

The application was approved by the Technical Planning Board and the Town Planning Commission in accordance with the report of the Technical Planning Board dated June 1, 1970.

Delegations were heard both in favour and against rezoning in particular areas. A brief was also filed by John W. Reeve.

The Council took action on the various locations as follows:

- (a) All lands within the area bounded by 72nd Avenue on the North, the lane west of Hudson Street on the West, Oak Street on the East, 73rd Avenue and S.W. Marine Drive on the south except Lot A and B of 23 of 1 to 6 and 12, and Lot A of 13, Block C, D.L. 319, 324 and pt. 323

AND

Lots 20 to 24, Block 2 D.L. 318, situated at the South-west corner of Hudson Street and 73rd Avenue

FROM: M-1 Industrial District  
TO: RM-3 Multiple Dwelling District

MOVED by Alderman Bird,  
THAT the foregoing area as described be not rezoned.

- CARRIED

- (b) Lots A and B of 23 of 1 to 6 and 12, and Lot A of 13, Block C, D.L. 319, 324 and pt. 323.

Situated on the N/S of S.W. Marine Drive between Oak and Osler Streets

FROM: M-1 Industrial District  
TO: C-2 Commercial District

MOVED by Alderman Phillips,  
THAT the foregoing area be rezoned to C-2 Commercial District.

- CARRIED

Special Council (Public Hearing) October 29, 1970 . . . . . 3

- (c) All lots bounded by 73rd Avenue on the North, Hudson Street on the West, S.W. Marine Drive on the South, including Lot A of Block 2, D.L. 318 on the W/S of Hudson Street between 73rd Avenue and S.W. Marine Drive
- 

FROM: M-1 Industrial District  
TO: C-2 Commercial District

MOVED by Alderman Phillips,  
THAT the foregoing area be rezoned to C-2 Commercial District.

- CARRIED

- (d) Lots B, C, D, E, Block 16, D.L. 318, and Lots 6 and 7 Block 9, D.L. 318

Situated on the W/S of Hudson Street North and South of 71st Avenue

---

FROM: C-2 Commercial District  
TO: RM-3 Multiple Dwelling District

MOVED by Alderman Sweeney,  
THAT the application to rezone the above mentioned area be not approved.

- (TABLED)

MOVED by Alderman Broome,  
THAT consideration of the rezoning of this particular area be tabled for two weeks.

- CARRIED

- (e) Lots 26 and 27, Block 3, D.L. 318

Situated on the S/S of 73rd Avenue between Granville and Montcalm Streets

---

FROM: M-1 Industrial District  
TO: RM-3 Multiple Dwelling District

MOVED by Alderman Phillips,  
THAT the foregoing area be rezoned to RM-3 Multiple Dwelling District.

- CARRIED

- (f) Lot 54, Block E, D.L. 318

Being a triangular parcel of land at the South-west corner of S.W. Marine Drive and Milton Street

---

FROM: RM-3 Multiple Dwelling District  
TO: C-2 Commercial District

MOVED by Alderman Bird,  
THAT the foregoing area be rezoned to C-2 Commercial District.

- CARRIED

During the hearing of delegations on the above item Alderman Wilson arrived, the Deputy Mayor left the meeting temporarily and Alderman Adams took the Chair.

Special Council (Public Hearing) October 29, 1970 . . . . . 4

4. (a) Prohibition of advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts.
- (b) Prohibition of advertisements, billboards and signs on roofs in C-1, C-4 and C-5, CM-1 and CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District.

An application to amend the Zoning and Development By-law as described above was considered by Council at a Public Hearing on August 27, 1970, following which it was resolved:

"THAT the Council, in its continuing consideration of the Director of Planning's application to amend the Zoning and Development By-law in connection with roof signs, hold a further Public Hearing to hear representations with respect to the proposed By-law and the date for such Public Hearing to be determined by His Worship the Mayor and the City Clerk."

The Council heard representation from representatives of the Illuminated Sign Manufacturers' Association speaking against the amendments and suggesting further meetings with the administration to modify and amend the By-law. A drawing of a redesigned structure was displayed by the Association showing suggested improvements to roof signs.

Other delegations were heard as follows:-

- Mr. P. Hepp - Community Arts Council - supporting the application;
- Mr. Weinreich - Citizens' Council of Community Development - supporting the application;
- Mr. John Beltz - Community Planning Association - supporting the application;
- Mrs. Symonds - representing various citizens - supporting the application;
- Mr. Corday - Town Planning Commission - supporting the application, and suggesting that an amendment be made to the City Charter to enable the City to require the removal of all roof signs within a reasonable period.

MOVED by Alderman Wilson,

THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts be referred back to the Director of Planning with instructions that he discuss further with the sign industry the proposed amendments to this section of the Zoning and Development By-law.

- LOST

MOVED by Alderman Broome,

THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts be approved.

- CARRIED

MOVED by Alderman Broome,

THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-1, C-4 and C-5, CM-1 and CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District be approved.

A tie vote resulted, the motion was therefore declared - LOST

Special Council (Public Hearing) October 29, 1970 . . . . . 5

MOVED by Alderman Wilson,

THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-1, C-4 and C-5, CM-1 and CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District be referred to the Board of Administration to submit amendments to the Sign By-law with respect to roof signs, having consideration of the discussions on this subject held this day.

- CARRIED

5. To amend Sections 10 and 11, and Schedule A of Zoning and Development By-law No. 3575.

An application was received from the Director of Planning to amend Sections 10 and 11, and Schedule A of Zoning and Development By-law as was set out in a draft by-law circulated to Council.

The application was approved by the Technical Planning Board and the Town Planning Commission.

MOVED by Alderman Broome,

THAT the foregoing application to amend Sections 10 and 11, and Schedule A of Zoning and Development By-law No. 3575, as set out in the draft by-law be approved.

- CARRIED

MOVED by Alderman Wilson,

THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Sweeney,

SECONDED by Alderman Wilson,

THAT the report of the Committee of the Whole be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

MOVED by Alderman Hardwick,

SECONDED by Alderman Linnell,

THAT the Director of Planning report to Council on the feasibility of rezoning the W/S of Hudson Street to C-2 Commercial District, and,

FURTHER THAT the Director of Planning report on the matter of providing a landscaped set-back on the northern boundary of the M-1 Industrial District adjacent to RM-3 Multiple Dwelling District.

- CARRIED

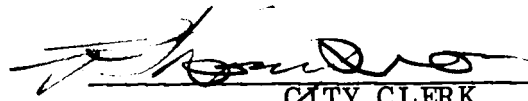
The Council adjourned at approximately 5:30 p.m.

IT IS NOTED THAT ALDERMAN WILSON DID NOT VOTE ON ITEMS 1 AND 2 AS HE WAS NOT PRESENT DURING THE HEARING OF DELEGATIONS. ALDERMAN HARDWICK DID NOT VOTE ON ITEM 4 FOR THE SAME REASON.

\* \* \* \* \*

The foregoing are Minutes of a Special Council meeting (Public Hearing), dated October 29, 1970.

  
MAYOR

  
CITY CLERK